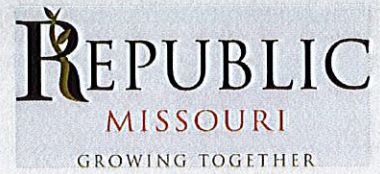


Findings of Fact



Date of Hearing:

Time:

Type of Application:

04/12/2021

7:00PM

Planned Development District

Name of Applicant:

Location:

PDD 21-002 Boyce PDD

City Hall or Virtual

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Mixed-Use Development, Commercial + town Homes, Apartments, Goal to diversify the republic Housing market, Diversify City economy for more retail, office manufacturing. Has Capacity to serve proposed development waste water. 70 million Development. High quality materials

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Commissioner Signature:

Date:

Chris Cosby

Chris

4/12/21

Findings of Fact



Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-002 Boyce PDD

Location:

City Hall or Virtual

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

RAWSON ELLIS III

Commissioner Signature:

Rawson Ellis III

Date:

4/12/21

Findings of Fact



Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-002 Boyce PDD

Location:

City Hall or Virtual

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

As long as no traffic isn't negatively impacted.

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Kent Peterson

Commissioner Signature:

[Signature]

Date:

4/12/21

Findings of Fact

Date of Hearing:

04/12/2021

Time:

7:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-002 Boyce PDD

Location:

City Hall or Virtual

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

- Property is unimproved Agriculture with no structures
- 3 Gen Com lots, 3 multi fam Res lots, 1 regional Detention Basin lot
- FLUM designation is Multi fam Res
- Sufficient capacity to serve proposed development
- Multiple improvements needed for traffic improvements

Based on these findings, I have concluded to recommend the application to the City Council for:


Approval

Denial

Commissioner Name:

Kevin Havn

Commissioner Signature:



Date:

4/12/21

Findings of Fact



Date of Hearing: 04/12/2021 Time: 7:00PM Type of Application: Planned Development District
Name of Applicant: PDD 21-002 Boyce PDD Location: City Hall or Virtual

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

[Empty box for statement of relevant facts found]

Based on these findings, I have concluded to recommend the application to the City Council for: Approval Denial

Commissioner Name: CYNTHIA HYDER Commissioner Signature: C. Hyder Date: 4/12/2021

Findings of Fact



Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal infrastructure Yes No
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

SS and Over Housing
Traffic Impact Study came back positive but improvements Required
Needs Sinkhole Analysis many present on property
4 acres of new city streets and infrastructure provided by applicant.

Based on these findings, I have concluded to recommend the application to the City Council for: Approval Denial

Commissioner Name: Commissioner Signature: Date: